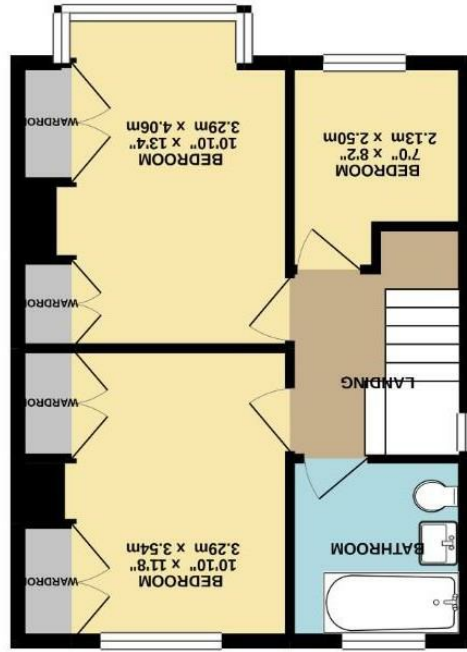


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Measurements have been made to ensure the accuracy of the original contract. Measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error. This plan is illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown have not been tested and no guarantee as to their operation or efficiency can be given.
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TOTAL FLOOR AREA: 924 sq ft (85.8 sq m.) approx.

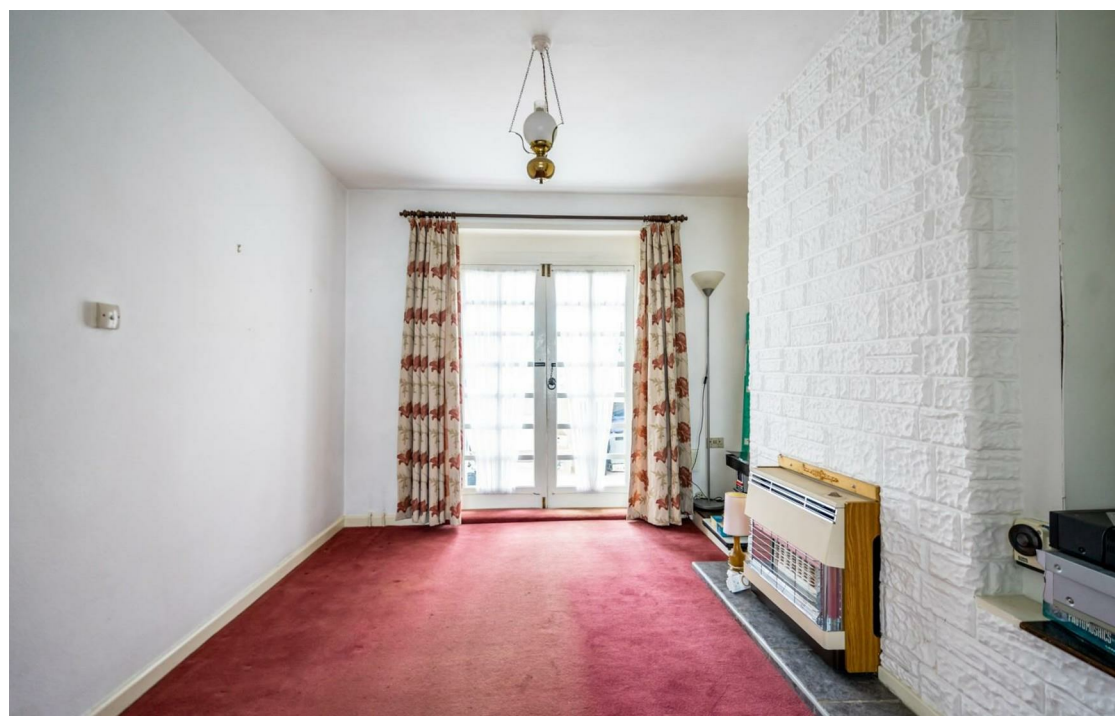
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	45
Potential	75



12 Rydal Avenue, York
 Offers Over £215,000



Ashtons



Description

This spacious semi detached home is set to the East of York, well placed for access to the city centre as well as good transport links and the many local amenities the area boasts. The property has been a much loved family home, and does now require modernisation and renovation throughout.

The accommodation includes two good sized reception rooms, separate kitchen and utility area to the ground floor. To the first floor are two double bedrooms, smaller third bedroom and bathroom.

Nestled in a good sized plot, there are gardens to the rear, a single garage and ample driveway parking. Offered for sale with no forward chain, early viewing is essential.